

# Welcome on behalf of EFUD

## Agenda for the evening:

- |                 |   |
|-----------------|---|
| Skip Flanders   | History of 51 South Main Street and attempts to find a long term use. |
| Alyssa Johnson  | Priority needs for Housing in the Town Plan                           |
| Mark Pomilio    | RW Study of Housing needs and recommendations in Waterbury            |
| Neil Leitner    | Waterbury Zoning requirements for 51 South Main Street                |
| Mark Frier      | Waterbury Business owner on impact of housing needs.                  |
| Nicola Anderson | Downstreet proposal for 51 South Main Street                          |
| Bill Shepeluk   | Benefits of the Project to Waterbury                                  |
| Bill Shepeluk   | The Next steps  |
| Skip Flanders   | Closing   |

We will take questions after each presentation

# Brief History of Lot at 51 South Main Street leading to August 31, 2022

1900



Aug 2022



The Lot at 51 South Main is part of a historic Lot

Elias Marsh son of Waterbury's first Settler owned and lived on this lot in 1802 when he died.

Cephas Wells purchased the lot from Elias's estate in 1815-1820 he built the house later used as the Municipal Office.

Charlie Parker purchased house in 1934. His Son, Craig "Rusty Parker" owned it after his father died and Rusty died in 1982.

Village of Waterbury purchased the house in 1983 for \$74,000. Building was renovated adding a vault and room for Police Dept in the Barn. It served as the Municipal office until Irene in 2011.

The building was not only damaged by flood water but by the oil tank in the basement tipping over contaminating the interior with fuel oil.

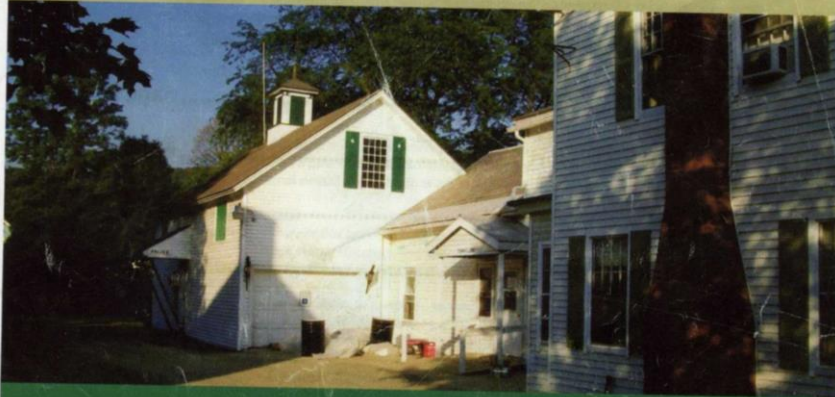
The building was not sufficient for the future Municipal Office and attention for replacement turned to other sites with options to combine with the Library.



**COST MANAGEMENT SERVICES**

**CONCEPTUAL ESTIMATE 1.0**

December 30, 2011



Waterbury Municipal Office Building

Flood Damage Repairs

Waterbury, VT

**Spreadsheet Report  
Waterbury Municipal Build**

**Estimate Totals**

Description	Amount	Totals	Rate	Cost per Unit
Labor				
Material				
Subcontract	274,199			62.0
Equipment				
Other				
	<b>274,199</b>	<b>274,199</b>		<b>62.0</b>
Vt. State Sales Tax				
Pre Construction Cost				
Building Permit	7,736		17.750 \$ / 1,000	1.7
Contingency/Escalation	87,169		20.000 %	19.7
<b>Construction Cost</b>	<b>94,905</b>	<b>369,104</b>		<b>83.5</b>
General Conditions	33,000			7.5
General Requirements	11,000			2.5
DEW D/B P & P Bonds			0.180 %	0.2
Builders Risk Insurance	744		0.300 %	0.3
Liability Insurance	1,242			
<b>Insurances</b>	<b>45,986</b>	<b>415,090</b>		<b>93.8</b>
Design Fee's				
CM Fee	20,754		5.000 %	4.7
<b>Total Fee's</b>	<b>20,754</b>	<b>435,844</b>		<b>98.5</b>
<b>Total</b>		<b>435,844</b>		<b>98.5</b>

The Cost of restoring 51 South Main was \$435,844 in 2012



September 23 RFP published to be submitted on October 18, 2013. Allows the subdividing of the lot developing the front and selling the rear for parking

130.0 0 65.00 130.0 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere 1" = 65 Ft. 1cm = 8 Meters  
© Vermont Agency of Natural Resources THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

1: 781  
August 28, 2013

## Two Responses to RFP received October 18, 2013

**#1- Proposal** offered \$90,000 for full property - proposed to take down buildings and build parking lot with Self Pay.

**#2- Proposal** offered \$10 for property proposed to take down buildings and build a parking garage with first level 4 feet below existing grade and three story building above with 6,500 SF each floor.

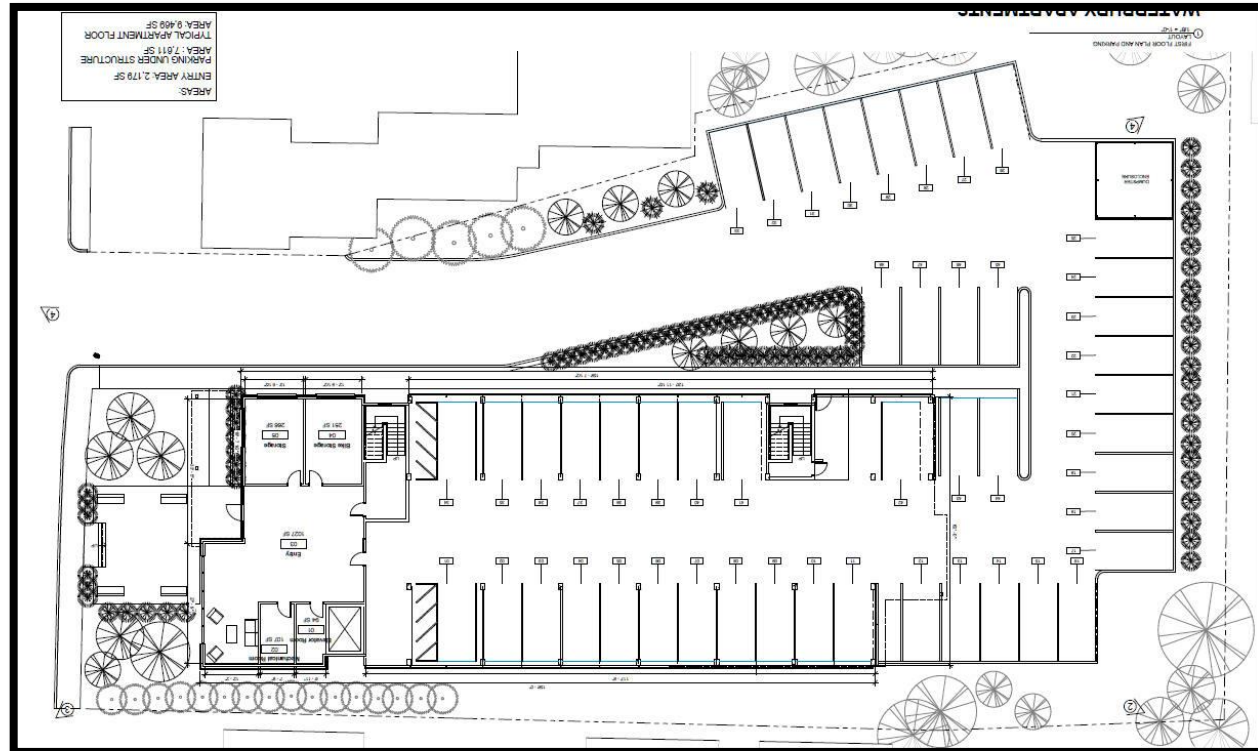
Looking to condonmumize space on first and second floor. Possible space for the town and Village for municipal office, Police Department and library.

Third floor would have 6 to 12 residential Units

Moving forward to Sept 2014 working with Development Director, Darren Winham, the Trustees signed a purchase and sale agreement with Dan Johnson, DWJ Properties LLC to purchase 51 South Main for \$30,000.

On May 27, 2015 Dan Johnson presented plans for the project proposed for 51 South Main Street to the Trustees for 30 one bedroom (half units) with 44 parking spaces 22 underneath the building. The building was 3 stories with a maximum height of 47 feet.

Main Street





At a Special Village Meeting on June 30, 2015 it was voted not to approve the sale of the property to DWJ Properties LLC .



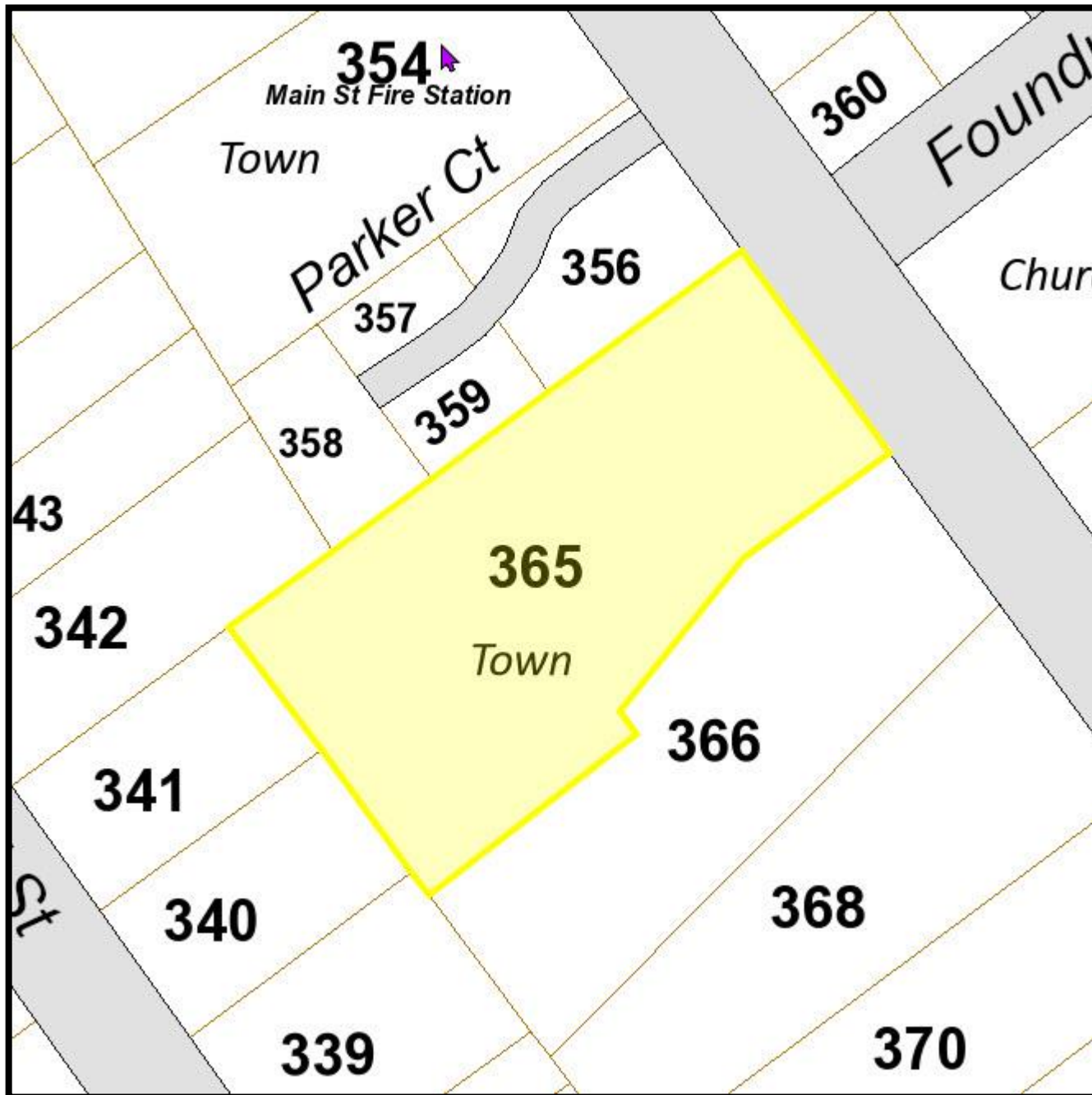
On 2014 the Trustees voted to accept a \$348,675 cash settlement for damage to 51 South Main Street rather than restore it at a 2012 cost of \$435,000. This money was invested.

In November 2018 the Trustees agreed to hire Deconstruction Works to take the building down and recycle as much material as possible. This in preparation to use the lot for parking to replace on street park lost during the reconstruction of Main Street. The Village and EFUD paid \$73,982 for taking down the building and improving the parking lot.

The lot was underutilized during Main Street construction and continues to be under utilized presently.

Main Street Reconstruction completed in 2021.

In September 2021 the EFUD Commissioners expressed an interest that 51 South Main Street be used for housing to meet the need for additional housing in Waterbury and directed the Manager to reach out to Downstreet to see if they were interested in a project on the site.



**Property Description:** 0.8 AC  
**SPAN:** 696-221-11982  
**Land Value:** \$135000  
**Building Value:** \$55900  
**Real Total Value:** \$190900  
**Lot Size:** 0.8 Acres  
**Book/Page:** /

**Tax Map Number:** 19-365.000

If approved the lot would be sold for the assessed value of \$135,000. this added to the \$348,675 makes a total of \$483,675 received for the Lot.

The Commissioners thought, given the history of the lot in municipal ownership that if possible we should find a use for the lot that helps meet one of the highest priority needs in Waterbury.

That has lead us to consider this proposal which does that.

We will now hear about how this proposal meets a long term need identified in the Town Plan and an increasing need for housing both in studies and as a critical issue facing both families and business owners in Waterbury.

After the presentation on the project we will share the benefits of the project to Waterbury and the process for further consideration.

We will take a few question now before moving to the next presentation.